

Eynon Building
3405-3423 M Street, N.W.
Georgetown
Washington
District of Columbia

HABS No. DC-124

HABS
DC
GEO
83-

PHOTOGRAPHS
WRITTEN HISTORICAL AND DESCRIPTIVE DATA

Historic American Buildings Survey
National Park Service
Washington Planning and Service Center
1730 North Lynn Street
Arlington, Virginia

EYNON BUILDING

HABS
DC
GEO
83-

Location: 3407 M Street N.W., Washington, D.C.
(Note: M Street was formerly called Falls Street and also Bridge Street)

Present Owner: Edmund Dreyfuss, 4525 28th Street N.W.,
Washington, D.C.

Present Occupant: Vacant

Present Use: Apartment dwellings and shop space.

Statement of Significance: This building, which exhibits early 20th century architectural design characteristics, is part of a row of bay-windowed apartments with commercial space on the street level.

PART I. HISTORICAL INFORMATION

A. Physical History:

1. Original and subsequent owners: The following information is an incomplete chain of title to the land on which the structure was built. The references are to the records found in the Recorder of Deeds Office, District of Columbia. The building is located in Square 1204, lot 56.

1907 Emma McCahill's subdivision of lots in Square 1204 as per plat recorded in Surveyors Office District of Columbia in Liber ARS, folio 159 dated June 14, 1907.

1907 Deed May 31, 1907 recorded June 14, 1907
Emma McCahill

To

Louie B. Woodward

1907 Deed June 1, 1907 recorded June 14, 1907
Louie B. Woodward

To

Edward B. Eynon, Jr.

1908 Deed July 7, 1908 recorded July 30, 1908
in Liber 3174, folio 32

Edward B. Eynon, Jr. et ux Edna R.

To

Barbara M. Graf

HABS
DC
GEO
83-

- 1911 Deed February 23, 1911 recorded February 23,
1911 in Liber 3397, folio 326
Barbara M. Graf, single
To
Roy H. Pickford
- 1912 Deed February 1, 1912 recorded February 2, 1912
in Liber 3495, folio 362
Roy H. Pickford, single
To
Thomas H. Pickford
- 1920 Deed January 10, 1920 recorded January 31, 1920
in Liber 4323, folio 76
Thomas H. Pickford and wife Mary A.
To
Irvin Schwartz
Abraham Schwartz
Louis Schwartz
tenants in common
- 1920 Deed April 27, 1920 recorded April 28, 1920
in Liber 4342, folio 377
Irvin Schwartz, unmarried
Abraham Schwartz and his wife Jeanie
Louis Schwartz and his wife Paulein
To
Abraham C. Bobys
- 1922 Deed August 25, 1922 recorded August 28, 1922
in Liber 4783, folio 357
A. C. Bobys and wife Hannah
To
William F. Johnson
- 1924 Deed July 31, 1924 recorded August 8, 1924
in Liber 5313, folio 370
William F. Johnson, and wife Anna T.
To
Cairo Apartment House Company
- 1945 Deed March 2, 1945 recorded March 7, 1945
in Liber 8078, folio 5
T. F. Schneider Corporation (formerly Cairo
Apartment House Co.)
To
I. Marie Soldano
- 1945 Deed March 6, 1945 recorded March 7, 1945
in Liber 8077, folio 578
I. Marie Soldano
To
Martin I. Isen and wife Gussie
tenants by entirety
- 1947 Deed April 14, 1947 recorded April 17, 1947

HABS
DC
GEO
83-

in Liber 8468, folio 333
Martin I. Isen and wife Gussie
To

Leo M. Bernstein
Norman Bernstein
tenants in common

For 1/2 interest

1952 Deed May 26, 1952 recorded May 26, 1952

Leo M. Bernstein and wife Evelyn J.

Norman Bernstein, unmarried

tenants in common as to their 1/2 interest
and

Martin I. Isen and wife Gussie

tenants by entirety on the remaining 1/2
interest

To

Henrietta Hart, unmarried

1958 Deed recorded January 6, 1958

Henrietta Hart

To

David R. Isen

1958 Deed recorded March 21, 1958

David R. Isen

To

Pearl E. Seal

1959 Deed recorded June 10, 1959

Pearl E. Seal

To

Edmund Dreyfuss

2. Date of erection: Probably 1908
[Tax Assessor's Office, District of Columbia]
3. Architect: Not known.
4. Original plans, construction, etc.: None known:
5. Notes on alterations and additions: Permits located
in the District Buildings Permit Office, District
Building, District of Columbia follow:

123091 April, 1929 for an awning
129399 December, 1929 for repair
218552 March, 1938 for a sign
227173 October, 1939 for a sign
12705 September, 1946 for plumbing
294978 May, 1947 for repair

6. Important old views: None known.

HABS
DC
GEO
83-

B. Historical Events Connected with the Structure:

Washington directories list numerous tenants in the apartments of these buildings. The Commercial spaces have been occupied by the following types of businesses: drug store, cleaning establishments, tailors, restaurants, pool room, barber shop, delicatessen, beauty salon, paint store, jewelry shop and a newspaper branch office.

Prepared by Dr. James Philip Noffsinger
Architect
National Park Service
August 17, 1966

PART II. ARCHITECTURAL INFORMATION

A. General Statement:

1. Architectural character: The Eynon Building is typical of early 20th century commercial-residential urban row-buildings utilizing stamped metal sheathing combined with wooden and masonry construction.
2. Condition of fabric: Wooden elements and shop bays are in poor condition, brick fabric is in good condition.

B. Technical Description of Exterior:

1. Overall dimensions: Dimensions across front (south) elevation 180'± Eynon building only, (3407-09 M Street), 29'-7" (front); ten two-story units, (3405-3423 M Street), 150'-0"; two three-story units (3403 M Street), 30'-0". Approximate depth, 50'.
2. Foundations: Stone.
3. Wall construction: The front (south elevation) is composed primarily of shop windows and doorways with bay windows above. Sand colored common bond brick piers between the bay windows occur above voids and therefore appear structurally illogical.

HABS
DC
650
215

4. Chimneys: 1'-4" square brick chimneys between party walls project slightly from north elevation. Upper four brick courses project to form cap; single clay pot rises above. Numerous metal flues and ventilators on roof are visible only from north.
5. Openings:
 - a. Doorways and doors: Single and double doorways alternate between bays (two single doors set at an angle to each other in double doorways open into adjacent shops on street level; single doors open into stairhall leading to living areas on upper floors). Original doors appear to have been wooden, with single glazed panel above inset wooden panel; slightly larger panel extends lower on commercial door than on private door. Rear (north) doors have transoms and adjacent two-over-two light windows under large segmental-arched openings framed by double courses of rowlocks.
 - b. Windows and shutters: The upper oriel (bay) windows are the dominant elements in the architectural composition. Although the three one-over-one light double hung wooden sash windows in each bay allow much natural illumination, an important esthetic function of the bays is to negotiate the east to west slope of the site by subtle gradations while retaining an apparent linear continuity of the elevations. This is accomplished chiefly by varying the vertical dimension of the upper inset panels over the windows. Thus, in two bays connected by the upper cornice, the bay "down" the slope--with a larger upper panel--steps down an amount equal to the difference in dimension between the two adjoining upper panels. Although not connected by cornice with the next "lower" bay, it does relate exactly to the adjacent window and lower panel areas, therefore retaining a linear coherence. Between "non-connecting" units small square ornaments adjoining the upper window moldings are horizontally aligned.

Small square four-paned windows between moldings above the shop windows and below the oriels form a running clerestory for the shops.
6. Roof:
 - a. Shape, covering: Flat built-up roof.
 - b. Framing: (apparently) wood.

c. Cornice, eaves: Upper cornice, composed of two fillets, a cyma recta, three fillets and a corona connects pairs of oriels. Very large dentils are found under alternating cornices. Lower cornice connects the undersides of alternating oriels; in this manner every oriel is connected in a linear and physical manner to bays on each side.

d. Dormers: None.

C. Technical Description of Interiors: Most interiors at street level are unoccupied, as building is apparently being allowed to deteriorate. Upper living areas are in use although they were not recorded because of recorder's inability to secure admission.

D. Site:

1. General setting and orientation: Located above the northern end of Key Bridge, a major access from Virginia to the District of Columbia; the structure forms a termination for crossing traffic.

Set into a steep hill, the structure's upper level opens onto a terrace directly to the north.

2. Enclosures: None.

3. Outbuildings: Frame structure behind 3421 M Street is upper head of stairway to (lower) street level.

4. Walks: Fronts on concrete public sidewalk to the south.

5. Landscaping: None.

Prepared by Thomas R. Martinson
Student Assistant Architect
National Park Service
August 31, 1966